

001.0

0002

0026.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

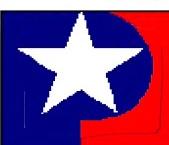
Total Card / Total Parcel
933,900 / 933,900

USE VALUE:

933,900 / 933,900

ASSESSED:

933,900 / 933,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COOKE JOHN & DELIA	
Owner 2:	
Owner 3:	

Street 1: 48 THORNDIKE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2398 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																										
Use Code	Description LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4000	Sq. Ft.	Site			0	80.	1.35	1									432,000						432,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					643	
104	4000.000	496,800	5,100	432,000	933,900		GIS Ref				
							GIS Ref				
							Insp Date				
							09/29/17				

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	001.0-0002-0026.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	496,800	5100	4,000.	432,000	933,900		Year end	12/23/2021
2021	104	FV	474,000	5100	4,000.	432,000	911,100		Year End Roll	12/10/2020
2020	104	FV	474,000	5100	4,000.	432,000	911,100	911,100	Year End Roll	12/18/2019
2019	104	FV	367,800	5100	4,000.	459,000	831,900	831,900	Year End Roll	1/3/2019
2018	104	FV	367,800	5100	4,000.	334,800	707,700	707,700	Year End Roll	12/20/2017
2017	104	FV	345,600	5100	4,000.	291,600	642,300	642,300	Year End Roll	1/3/2017
2016	104	FV	345,600	5100	4,000.	248,400	599,100	599,100	Year End	1/4/2016
2015	104	FV	307,500	5100	4,000.	243,000	555,600	555,600	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION				TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	281-213		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/29/2017		Inspected							BS		Barbara S	
8/30/2017		Meas/Inspect							HS		Hanne S	
8/25/2017		MEAS&NOTICE							HS		Hanne S	
4/24/2009		Meas/Inspect							372		PATRIOT	
9/21/1999		Mailer Sent										
9/21/1999		Measured							163		PATRIOT	
10/1/1981									MM		Mary M	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH											
Type:	13 - Multi-Garden		Full Bath	2	Rating:	Average		SND FL GAS HEAT.																					
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																									
(Liv) Units:	2	Total:	2	3/4 Bath:	Rating:																								
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																									
Frame:	1 - Wood		1/2 Bath:	Rating:																									
Prime Wall:	4 - Vinyl		A HBth:	Rating:																									
Sec Wall:			OthrFix:	Rating:																									
Roof Struct:	2 - Hip		OTHER FEATURES																										
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Average		1st Res Grid Desc: Line 1 # Units 2																					
Color:	YELLOW		A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O																							
View / Desir:			Frl:	Rating:		Other																							
GENERAL INFORMATION						WSFlue:	Rating:		Upper																				
Grade:	C - Average		CONDOS INFORMATION						Lvl 2																				
Year Blt:	1915	Eff Yr Blt:							Lvl 1																				
Alt LUC:									Lower																				
Jurisdct:	G12	Fact:							Totals RMS: 12 BRs: 6 Baths: 2 HB																				
Const Mod:																													
Lump Sum Adj:																													
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN											
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit		RMS	BRS	FL																	
Prim Int Wal	2	- Plaster	Functional:			%	Interior:	2		6	3																		
Sec Int Wall:			Economic:			%	Additions:																						
Partition:	T - Typical		Special:			%	Kitchen:																						
Prim Floors:	3	- Hardwood	Override:			%	Baths:																						
Sec Floors:	5	- Lino/Vinyl	Total:	26.4		%	Plumbing:																						
Bsmnt Flr:	12	- Concrete	CALC SUMMARY						Electric:																				
Subfloor:			COMPARABLE SALES						Heating:																				
Bsmnt Gar:			Basic \$ / SQ:	180.00		%	General:																						
Electric:	3	- Typical	Size Adj.:	1.08786488		%	Totals																						
Insulation:	2	- Typical	Const Adj.:	0.99534553		%	2 12 6																						
Int vs Ext:	S		Adj \$ / SQ:	194.904		%																							
Heat Fuel:	2	- Gas	Other Features:	101500		%																							
Heat Type:	3	- Forced H/W	Grade Factor:	1.00		%																							
# Heat Sys:	2		NBHD Inf:	1.00000000		%																							
% Heated:	100	% AC:	NBHD Mod:			%																							
Solar HW:	NO	Central Vac:	LUC Factor:	1.00		%																							
% Com Wal			Adj Total:	674985		%																							
			Depreciation:	178196		%																							
			Deprecated Total:	496789		%																							
MOBILE HOME						WtAv\$/SQ:	AvRate:		Ind.Val																				
Make:						Juris. Factor:	1.00		Before Depr:		573,485																		
Model:						Special Features:	0		Val/Su Net:		573,485																		
Serial #:						Final Total:	496800		Val/Su SzAd		573,485																		
Year:																													
Color:																													
SPEC FEATURES/YARD ITEMS												PARCEL ID 001.0-0002-0026.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1	20X20	A	AV	1940		21.25	T	40	104			5,100		5,100											
More: N						Total Yard Items:						5,100						Total Special Features:											

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 12 BRs: 6 Baths: 2 HB

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	1,215	194.900	236,809						
FFL	First Floor	1,183	194.900	230,572						
BMT	Basement	1,164	58.470	68,061						
EFP	Enclos Porch	372	34.380	12,790						
UAT	Upper Attic	286	77.960	22,297						
OPF	Open Porch	80	36.950	2,956						
Net Sketched Area: 4,300				Total:	573,485					
Size Ad	2398	Gross Area	5158	FinArea	2398					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc